



AGENDA

COLUMBIA COUNTY PLANNING COMMISSION

July 19, 2007

The Columbia County Board of Commissioners appoints the Planning Commission. One of its purposes is to conduct public hearings relating to planning and zoning. The information gathered at this public hearing and the recommendations of the Planning Commission are forwarded to the Board of Commissioners. The Board of Commissioners takes the final action on matters presented to them based on information from the public hearing, the recommendation of the Planning Commission and debate among the Board at the Commission meeting. Anyone desiring to speak before the Planning Commission is limited to 10 minutes. If a group wishes to speak, one person must be designated to speak for the group.

Call to Order Chairperson Hall
Invocation Brett McGuire
Pledge of Allegiance Tony Atkins
Quorum Chairperson Hall
Approval of Minutes for June 21, 2007 Chairperson Hall
Reading of the Agenda Director Browning
Approval of the Agenda Chairperson Hall

Old Business

Preliminary Plat Staff

New Business

Final Plat Staff

1. **Riverwood Plantation West** [Map] [Staff Report]
 - **Athlone**, Duncan Street off of General Wood Parkway, Zoned PUD, 25 lots, 8.09 acres, *Commission District 3*. [Site Plan]
 - **Kenton**, Duncan Street off of General Wood Parkway, Zoned PUD, 44 lots, 35.05 acres, *Commission District 3* [Site Plan].
 - **Epping**, Duncan Street off of General Wood Parkway, Zoned PUD, 38 units, 6.93 acres, *Commission District 3*. [Site Plan]
2. **The Village at Crawford Creek**, William Smith Boulevard, Zoned PUD, 63 lots, 21.70 acres, *Commission District 3*. [Map] [Site Plan] [Staff Report]

Preliminary Plat Staff

3. **Mush Road and Frontage Road Extension**, off of Wheeler and Flowing Wells Roads, Zoned C-2, 19.51 disturbed acres, *Commission District 2*. [Map] [Site Plan] [Staff Report]
4. **River Island Section III, Phase I**, Blackstone Camp Road, Zoned PUD, 117 lots, 35.30 acres, *Commission District 1*. [Map] [Site Plan] [Staff Report]

Rezoning Staff

5. **RZ 07-07-01**, Rezone Tax Map 050 Parcels 7, 8, and 9, 2.32 acres located at 5672, 5674, and 5678 Columbia Road from P-1 to C-1. *Commission District 3*. [Application] [Map] [Staff Report]



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6. **RZ 07-07-02**, Rezone Tax Map 073 Parcel 092, 16.38 acres located on Columbia Road from R-2 to A-R. *Commission District 2.* [Application] [Letter from Owner] [Map] [Staff Report]
7. **RZ 07-07-03**, Rezone a portion of Tax Map 041 Parcel 095, 0.47 acre located at 1216 Grant Road from R-A to S-1. *Commission District 4.* [Application] [Map] [Site Plan] [Staff Report]
8. **RZ 07-07-04**, Rezone Tax Map 081A Parcels 035B and 035C, with a combined acreage of approximately .087 acre located at the end of Willow Oak Court from PUD to R-2, *Commission District 1.* [Map] [Staff Report].
9. **RZ 98-06-01**, S-1 Amendment for Tax Map 052 Parcel 043, 3.08 acres located at 780 Old Louisville Road. *Commission District 4.* [Application] [Map] [Site Plan] [Staff Report]
10. **RZ 07-07-05**, Rezone Tax Map 082A Parcels 110 and 110A, 0.76 combined acres located at 301 Baston Road and 3618 Phillips Drive, from R-3 to C-2. *Commission District 2.* [Application] [Map] [Staff Report].
11. **RZ 07-07-06**, Rezone Tax Map 074 Parcels 051, 055, and 055A, 24.22 combined acres located at 4383 Wheeler Road, 451 Fulcher Drive, and 360 Ashley Mill Road, from R-2 to A-R. *Commission District 2.* [Application] [Map] [Staff Report]
12. **RZ 07-07-07**, Rezone Tax Map 041 Parcel 100, 14 acres located at 1191 Louisville Road, from S-1 to R-A. *Commission District 4.* [Application] [Map] [Staff Report]
13. **PUD Revision**, request to revise a front setback in West Lake Section XI, Phase I, Lot 24, located at 3821 Shoal Creek Court, *Commission District 1.* [Map] [Staff Report]
14. **PUD Revision**, request to revise a front setback in Highlands at Ivy Falls Plantation Phase V-A, Lots 226-229, located at 525, 527, 529, and 531 Midland Passage, *Commission District 3.* [Map] [Site Plan] [Staff Report]

Variation Staff

15. **VA07-07-01**, request for variation from Section 90-135 *Signs*, maximum wall sign area in the ETCO located at 520 North Belair Road. *Commission District 3* [Map] [Staff Report].

Staff Comments Staff

Public Comments..... Chairperson Hall

Adjourn Chairperson Hall

Columbia County Planning Commission	
Commission District and Commissioners	Planning Commissioner
Ron C. Cross, Chairman	Brett McGuire, Vice-chairman
District 1 [Ron Thigpen]	Jean Garniewicz
District 2 [Tommy Mercer]	Dean Thompson

River Island Section III, Phase I

Site



River Island Section II, Phase I





PRELIMINARY PLAT

RIVER ISLAND SETTLEMENT SECTION III, PHASE I

Property Information

Subdivision Name	River Island Settlement Section III, Phase I
Location/address	off of Blackstone Camp Road
Development Acreage	35.30 acres
Number of lots/units	117 lots/units (47 attached, 70 detached)
Zoning	PUD (Planned Unit Development)
Streets	Public
Engineer/Surveyor	James Swift and Associates
Commission District	District 1 (Thigpen)
Recommendation	Approval with conditions

Summary and Recommendation

Blackstone Development Company seeks preliminary plat approval for River Island Settlement Section III, Phase I located off of Blackstone Camp Road. This phase of the subdivision calls for 117 lots with 47 attached units and 70 detached units proposed to be constructed. This subdivision is part of the larger River Island Settlement PUD, and it was rezoned earlier in 2007 to allow for a slight change in concept to allow a mixture of attached and detached housing types to be constructed on Parcels II, III, and XI-A. This section of the development deals specifically with Parcel II and a portion of Parcel XI-A. The plans have received all approvals with a few minor changes to be made to the plans before they are released for construction.

It should also be noted that the applicant is seeking a minor PUD revision to reflect the desire for some of the lots to have reduced lot frontages as small as 20' for town home units and minimum lot areas as small as 1400 square feet for attached dwellings and 6000 square feet for detached dwellings. Staff has reviewed these proposed changes, and staff is recommending that they be approved.

Departmental Conditions:

- **Planning and Development:** All passive recreation areas shall be set aside in permanent conservation easements and shall be deeded to a third party land holder prior to final plat. Plans require approval of a PUD revision before final approval can be granted.

Staff recommends **approval with all conditions included.**

River Island A Waterfront Settlement

Expansion and Modification of Planned Unit Development (PUD)

We are pleased to provide this formal request for expanding and modifying the existing PUD document for River Island. We respectfully request the approval of Columbia County as follows:

Expansion of Development:

As a part of the original request for approval of the River Island planned unit development the narrative anticipated the expansion of River Island. The document provides “It is the intent and desire of the Developer to possibly expand this planned unit development at a later date, to include adjacent properties, particularly those owned by Mr. Walter Hornsby and his sister, Ms. Willena Butler.” This language was contained in the last paragraph of page 2 of the original narrative for the Planned Unit Development.

We are pleased to now be able to formally expand the development to include these lands. The attached revised zoning plan dated May 15, 2007 reflects the incorporation of these extension lands and are shown as Parcel XI-A consisting of approximately 51.5 acres and Parcel XI-B consisting of approximately 42.7 acres. These properties are owned by Blackstone Development Company. The lands were previously owned by Mr. Hornsby and Ms. Butler who earlier contributed the lands to Blackstone Development Company.

Section V (Other Uses) of the original PUD narrative document states that “The Declarant is hopeful to add additional lands adjoining the site within five years from the formation of this original PUD. It is anticipated that certain other uses will be incorporated into the PUD, at such time as these adjacent lands are incorporated, and may include the following:”.

At this time in conjunction with the addition of these lands to the PUD we wish to provide a new use classification as described hereafter:

Addition of a new use category “Mixed Townhouse and Patio Home.” During the past two years, the developer and its professional land planners, architects, and consultants, in conjunction with representatives of The Planning and Zoning Department of Columbia County have visited various mixed use planned developments (PUD’s) in the Southeast. During visits to these communities, we have been able to observe first hand how leading Planned Developments are able to blend housing types (attached and detached) within the same site to create a superior non sterile residential neighborhood environment. Utilizing these proven concepts, we formally request approval to assign a “Mixed Townhouse and Patio Home” classification to Parcels II, III, and XI-A within the River Island Planned

Unit Development. Also, we believe the proper zoning for Parcel XI-B consisting of approximately 42.7 acres should be zoned initially as R-2 RCO until such a time in the future when a more appropriate zoning may be assigned given the state of the overall development at that time.

The expansion of the planned unit development boundaries to include Parcels XI-A and XI-B and the proposed related new zoning classification remains consistent with the foundation of the described for the original planned unit development. In Section IV (Residential and Architectural Guidelines) Article C. T-R (Townhouse Residential District) the original document prescribes “These areas will provide for the construction of residential units with a density not greater than 8 units per acre. Units within this zoning may be attached or detached, and will generally be located in those areas closest to Blackstone Camp Road.” “The open space of the development adjacent to this site, or within the planned development nearby the site, may be counted in the open space requirements of Columbia County for this type of zoning.”

Lots:

The lots in Parcels II, III, & XI-A for development under “Mixed Townhouse and Patio Home” shall have a minimum lot area of 1400 square feet with a minimum 20 foot frontage. Setback for these lots shall be as follows: 15 feet for the front, 0 feet for the side, and 5 feet for the rear.

Lots in Parcel XI-B for development under R2-RCO zoning shall have a minimum lot area of 6000 square feet with a minimum 60 foot frontage. Setback for these lots shall be as follows: 15 feet for the front, 5 feet for the side, and 5 feet for the rear

Streets:

The streets in the proposed areas for development under “Mixed Townhouse and Patio Home” anticipates both private and public ownership. The “service drive” behind individual homes will most likely be private with some of the Neighborhood roads being public. This is consistent with Section III of the original Planned Unit Development narrative.

Trails:

Walking trails will be developed throughout this new phase of the development. Certain trails are shown on the proposed site plan, however these will be adjusted and modified based on site conditions during construction.

Buffers, Parks, and Natural Areas:

The site plan anticipates most every home (townhouse and patio home), fronting on a park or natural area. A buffer around River Island Parkway and the adjacent public road adjoining the expanded lands will maintain buffers that meet or exceed those prescribed in the original Planned Unit Development documents. Efforts will be made to preserve trees on the site consistent with the original Planned Unit Development narrative and walking trails providing access for residents and their guests will be utilized instead of the more rigid form of sidewalks.

Access:

Residents of this community will have full access to all amenities available to other residents within River Island including the river house, existing boat docks, the private island, and the extensive systems of walking trails currently on site.

Architectural Control:

Individual townhomes and patio homes will be subject to the architectural guidelines original developed for River Island and the approval of the Design Review Board for River Island. We have provided the attached "Idea Book" for your Information in an effort to communicate the housing styles. Also, some of the site improvements shown in this brochure will be incorporated in our site development process.

General

We respectfully request approval of expansion of our Planned Unit Development and the addition of the new "Mixed Townhouse and Patio Home" class of zoning. We believe that the careful and sensitive management of the development process to date for River Island is being recognized one of Columbia County's premier communities. During 2006 River Island was named the Central Savannah River Areas first Conservation Community. During 2007, certain portion of the land will be placed under a perpetual easement with the Central Savannah River Land Trust. The implementation of various conservation programs have resulted in River Island being recognized nationally by such publications as the Wall Street Journal as an innovative community offering a life style desirable to today's home buyers of all ages.

REZONING APPLICATION



1. REZONING REQUEST

The undersigned requests that the property described below be rezoned from P-1 to C-1
 R-A (Residential Agricultural), R-1 (Low Density Residential), R-1A (Low to Medium Density Residential), R-2 (General Residential), R-3 (Moderate Density Residential), R-3A (High Density Residential), R-4 (Recreational Residential), T-R (Townhouse Residential), A-R (Apartment Residential), C-1 (Neighborhood Commercial), C-2 (General Commercial), C-3 (Heavy Commercial), M-1 (Light Industrial), M-2 (General Industrial), P-1 (Professional), S-1 (Special), PUD (Planned Unit Development), PDD (Planned Development District)

2. PROPERTY LOCATION

Tax Map # 50 Parcel # 7
 Address 5672 Columbia Rd.
 Acreage 1
 Road Frontage 55.1 feet on the North/South/East/West (circle one) side of Columbia Rd
 Property is approximately 284 feet from the intersection of Columbia Rd + Chamberlain Rd
 The attached plat for the property was prepared by John McGill and is dated 12/16 19 85

3. PROPOSED USE

If approved, the property will be used for the following purposes: Neighborhood Commercial

4. APPLICANT AND OWNERSHIP INFORMATION

OWNER MIKE + LESLIE FORCE
 ADDRESS 4131 Dunes Dr.
 PHONE # () EVANS, GA 30809

APPLICANT M. VERNON SMITH
 ADDRESS 207 Hudson Trace Dr
 PHONE # () Augusta, GA 30907
706-855-7653

5. DISCLOSURES

Does any local government official or member of the family have a financial interest in property, or has applicant made campaign contributions in the aggregate of \$250 or more within the past two years to any local government official NO (yes or no). If yes, submit full disclosure.

I hereby depose and say under the penalty of perjury that all of the statements contained in or submitted with this application are true.

Leslie D. Force
 Owner's Signature

M. Vernon Smith
 Applicant's Signature

Subscribed and sworn to before me on 14th day of May 2007

By: Melanie Justice Notary Public

Please return original notarized application and 10 copies, along with your \$535.00 application fee to:

NOTARY PUBLIC LINCOLN CO. GA.
 MY COMMISSION EXPIRES 04-11-2009

Columbia County Planning and Zoning Division
 P. O. Box 498
 630 Washington West Drive
 Evans, GA 30809

Phone 706-868-3400 Fax 706-868-3381

OFFICE USE ONLY

FILE #: RZ 07-07-01

DATE RECEIVED: 5/22/07

REZONING APPLICATION



1. REZONING REQUEST

The undersigned requests that the property described below be rezoned from P-1 to C-1

R-A (Residential Agricultural), R-1 (Low Density Residential), R-1A (Low to Medium Density Residential), R-2 (General Residential), R-3 (Moderate Density Residential), R-3A (High Density Residential) R-4 (Recreational Residential), T-R (Townhouse Residential), A-R (Apartment Residential), C-1 (Neighborhood Commercial), C-2 (General Commercial), C-3 (Heavy Commercial), M-1 (Light Industrial), M-2 (General Industrial), P-1 (Professional), S-1 (Special), PUD (Planned Unit Development), PDD (Planned Development District)

2. PROPERTY LOCATION

Tax Map # 50 Parcel # 8

Address 5674 Columbia Rd

Acreage 0.34

Road Frontage 185 feet on the North South East/West (circle one) side of Columbia Rd

Property is approximately 99 feet from the intersection of Columbia Rd & Chamblin Rd

The attached plat for the property was prepared by John McGill and is dated 12/16 19 85

3. PROPOSED USE

If approved, the property will be used for the following purposes: Neighborhood Business

4. APPLICANT AND OWNERSHIP INFORMATION

OWNER Maggie Kelley
ADDRESS 5674 Columbia Rd
PHONE # () GROVETOWN, GA 30813

APPLICANT M. VERNON Smith
ADDRESS 207 Hudson Trace Dr
PHONE # (706) Augusta, GA 30907
706-855-7653

5. DISCLOSURES

Does any local government official or member of the family have a financial interest in property, or has applicant made campaign contributions in the aggregate of \$250 or more within the past two years to any local government official (yes or no). If yes, submit full disclosure.

I hereby depose and say under the penalty of perjury that all of the statements contained in or submitted with this application are true.

Maggie S. Kelley
Owner's Signature

Vernon Smith
Applicant's Signature

Subscribed and sworn to before me on 14th day of May 19 2007

By: Melanie Justice Notary Public

Please return original notarized application and 10 copies, along with your \$535.00 application fee to:

NOTARY PUBLIC LINCOLN CO. GA.
MY COMMISSION EXPIRES 04-11-2009

Columbia County Planning and Zoning Division
P. O. Box 498
630 Washington West Drive
Evans, GA 30809

Phone 706-868-3400 Fax 706-868-3381

OFFICE USE ONLY

FILE #: R2 07-07-01
DATE RECEIVED: 5/22/07

REZONING APPLICATION



1. REZONING REQUEST

The undersigned requests that the property described below be rezoned from R-1 to C-1

R-A (Residential Agricultural), R-1 (Low Density Residential), R-1A (Low to Medium Density Residential), R-2 (General Residential), R-3 (Moderate Density Residential), R-3A (High Density Residential) R-4 (Recreational Residential), T-R (Townhouse Residential), A-R (Apartment Residential), C-1 (Neighborhood Commercial), C-2 (General Commercial), C-3 (Heavy Commercial), M-1 (Light Industrial), M-2 (General Industrial), P-1 (Professional), S-1 (Special), PUD (Planned Unit Development), PDD (Planned Development District)

2. PROPERTY LOCATION

Tax Map # 50 Parcel # 9
Address 5678 Columbia Rd
Acreage 0.98

Road Frontage 99 feet on the North South East/West (circle one) side of Columbia Rd
Property is approximately 0 feet from the intersection of Columbia Rd & Chamblin Rd
The attached plat for the property was prepared by John McGill and is dated 12/16 19 85

3. PROPOSED USE

If approved, the property will be used for the following purposes: Neighborhood commercial

4. APPLICANT AND OWNERSHIP INFORMATION

OWNER HARRY & LINDA OWENS
ADDRESS 5678 Columbia Rd
PHONE # () GROVETOWN, GA 30813
706-868-9557

APPLICANT M. VERNON SMITH
ADDRESS 207 HUDSON TRACE DR
PHONE # () AUGUSTA, GA 30907
706-855-7653

5. DISCLOSURES

Does any local government official or member of the family have a financial interest in property, or has applicant made campaign contributions in the aggregate of \$250 or more within the past two years to any local government official (yes or no). If yes, submit full disclosure.

I hereby depose and say under the penalty of perjury that all of the statements contained in or submitted with this application are true.

Lynch C Owen
Harry T. Owen
Owner's Signature

Vernon Smith
Applicant's Signature

Subscribed and sworn to before me on 14th day of May 15 2007

By: Melanie Feather Notary Public

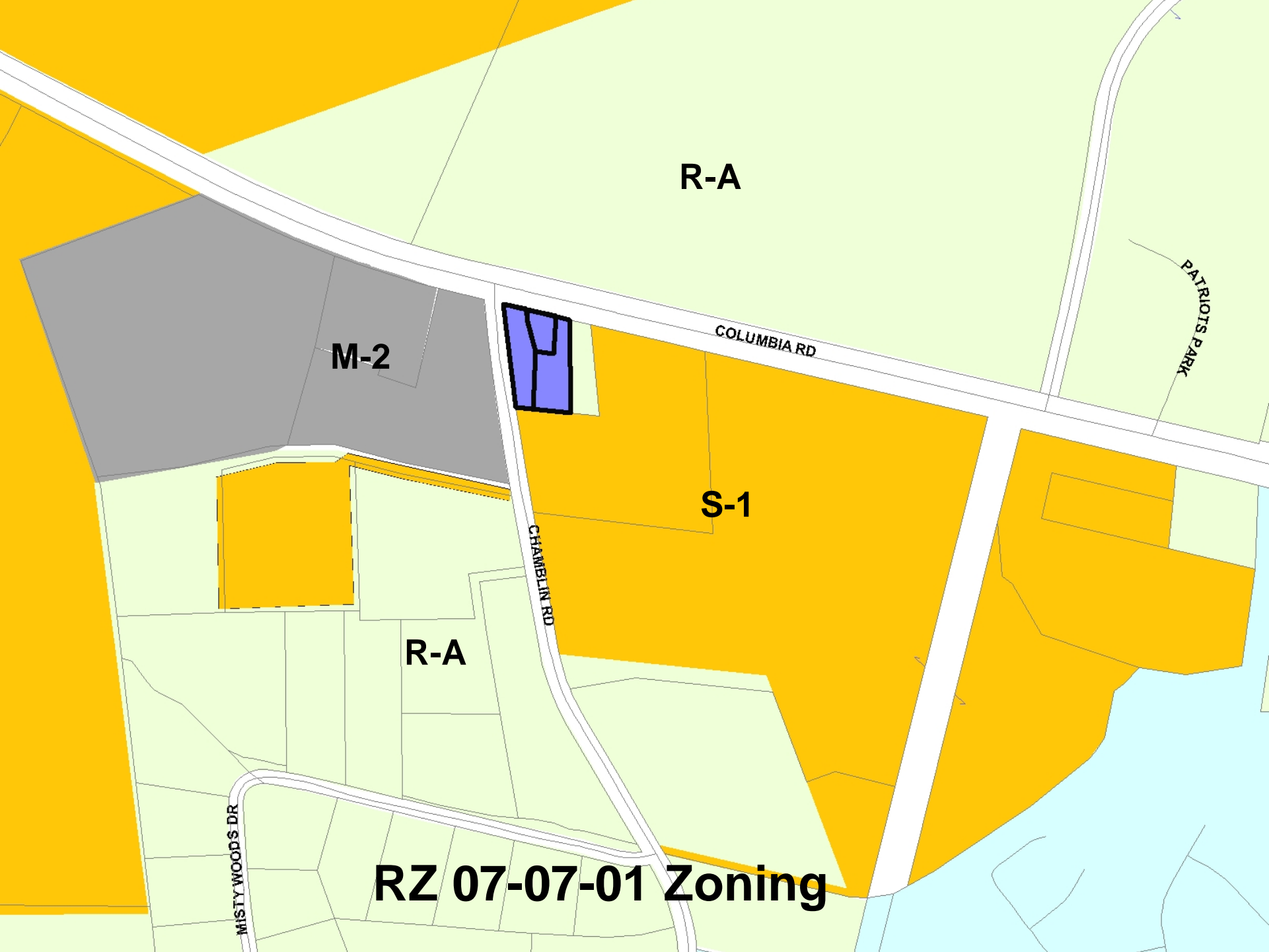
Please return original notarized application and 10 copies, along with your \$535.00 application fee to:
NOTARY PUBLIC LINCOLN CO. GA.
MY COMMISSION EXPIRES 04-11-2009

Columbia County Planning and Zoning Division
P. O. Box 498
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Evans, GA 30809

Phone 706-868-3400 Fax 706-868-3381

OFFICE USE ONLY

FILE #: RZ 07-07-01
DATE RECEIVED: 5/22/07



R-A

M-2

COLUMBIA RD

PATRIOTS PARK

S-1

CHAMBLIN RD

R-A

MISTY WOODS DR

RZ 07-07-01 Zoning



REZONING

July 19, 2007

FILE: RZ 07-07-01

P-1 to C-1

Property Information	
Tax ID	Tax Map 050 Parcel 7 Tax Map 050 Parcel 8 Tax Map 050 Parcel 9
Location/address	5672 Columbia Road 5674 Columbia Road 5678 Columbia Road
Parcel Size	± 2.32 acres
Current Zoning	P-1(Professional)
Existing Land Use	Single Family Residential
Future Land Use	Property is located 0.63 mile west of the Tier II Bartram Trail node
Request	C-1 (Neighborhood Commercial)
Commission District	District 3(Ford)
Recommendation	Disapproval

Summary and Recommendation

Mike and Leslie Force, Maggie Kelley, and Harry and Linda Owens, owners, and Vernon Smith, applicant, request the rezoning of three parcels on Columbia Road near its intersection with Chamblin Road from P-1 Professional Office to C-1 Neighborhood Commercial. The petitioners have not indicated a proposed use but only a potential buyer of the property if it is rezoned to commercial.

The surrounding properties are zoned R-A to the north, S-1 to the south for New Heights Community Church, R-A and S-1 to the east and M-2 to the west across Chamblin Road. The location is outside of any identified commercial node and the county's growth management plan directs that the property should remain residential in character. Further, the rezoning to C-1 would be a case of spot zoning in that commercial zoning in this location is not supported by the growth management plan and there is no other commercial zoning in the form of C-1, C-C or C-2 within 2.3 miles of the properties in question.

Commercial development is located within 1.5 miles of these properties within a planned commercial portion of Ivy Falls Plantation PUD. Additional commercial development within the Bartram Trail PUD is possible within one mile of these properties. Both the Bartram Trail and the Ivy Falls developments are within the Bartram Trail commercial node where commercial development should occur. The fact that these preferred alternative sites are available and are adequate to accommodate all of the commercial needs of this area argues against the rezoning of the three parcels in question.

Staff recognizes that this portion of the county presents zoning challenges to the Planning Commission. Much of the area has been developed as industrial in nature, given the proximity of the rock quarries and



REZONING

July 19, 2007

FILE: RZ 07-07-01

P-1 to C-1

activities that are related to the quarries. The properties are located within 1/10 of a mile of the Columbia County Fairgrounds.

The petitioners have sought commercial, industrial and professional zoning because they have no intention of developing the property themselves, but are seeking a zoning that will enable them to sell the property at a more lucrative price. The board of commissioners earlier refused to consider industrial or commercial zoning but agreed to the office professional zoning that was considered to be more compatible with the residential and institutional land uses nearby. The property owners have now found a buyer for the property if the property is rezoned to commercial. Staff would point out that they have found a *buyer* but not necessarily a *user* of the property. To this extent the staff would suggest this rezoning is still speculative in nature.

Staff would also point out that accommodating a property owner who is attempting to sell his/her property at a higher value is laudable *if* the rezoning yielding that higher land value is consistent with the growth management plan. However, when the rezoning is not consistent with the county's growth management plan and is motivated only by the desire to help the property owner then the county has established a very dangerous precedent for making its zoning decisions. There will be many similar allegations that a rezoning is needed to enable a property owner to sell a piece of property that the property owner claims is no longer suitable for residential use. If the county's rezoning practices are driven by this rationale, the county could find speculative and spot zoning occurring in a myriad of locations. Staff would caution the county to be very, very careful with allowing these considerations to be the driving force behind a rezoning.

Staff recommends disapproval.

Interdepartmental Review

Conditions

Engineering: The property is located in the Little Kiokee Creek drainage basin. Post-developed discharge must be less than pre-developed conditions through the 50-year storm. On-site storm water detention will be required.

1. If any changes are proposed to the current site configuration, a site plan must be submitted to and approved by the County Engineer. The plan, if required, must include:
 - All proposed improvements must conform to current county standards.
 - Storm water detention will be required unless site improvements result in no net increase in runoff.
 - A left turn analysis will be required to determine the need for installation of a left turn lane.
 - A deceleration lane, dimensioned for the posted speed limit on Chamblin Road will be required unless a formal deceleration waiver is requested. A deceleration waiver will be granted only if documentation is provided showing less than 50 vehicles per day enter into the business or the cost of the deceleration lane is greater than 20% of the total project cost.
 - Access to the property from SR 232 (Columbia Road) must be approved by the GDOT.
 - If the property contains wetlands, a Jurisdictional Determination must be submitted to and approved by the United States Army Corps of Engineers.
 - If site improvements disturb more than one acre, the proper National Pollution Discharge Elimination System permit and associated fees must be submitted to the Georgia Environmental Protection Department and Columbia County 14 days prior to land disturbance.



REZONING

July 19, 2007

FILE: RZ 07-07-01

P-1 to C-1

2. If access to the property is granted along an existing county road, the owner will be responsible for repairing all damage caused by construction vehicles.

Construction and Maintenance: Access to SR 232 must be approved by Georgia Department of Transportation. Access to County Road must be approved by the County Engineering Department.

Health Department: Must contact Health Department to determine the suitability of the soil and provisions to be met if no sewer is available.

Comments

Water and Sewer: County water is available on a twelve and eight inch line on Columbia Road and Chamblin Road. County sewer is not available. This project will not affect the capacity of existing water and sewer infrastructure. There are future plans for sewer expansion. Planned sewer extensions would be several thousand feet from the properties.

Stormwater: Permanent drainage and utility easements are not required. There are no active projects in the area.

Construction and Maintenance: This project will not affect the priority of planned road projects.

Sheriff: There have been traffic accidents in the past 12 months. This project will affect safety and traffic conditions in the area. Depending on the size of the proposed development, vehicular traffic may increase. Patrols for traffic enforcement and crime prevention may be needed. There is adequate access for public safety vehicles. A deceleration traffic lane is recommended.

Green space: This property is not located in a targeted area for green space. There are no green space program lands in the area.

Criteria for Evaluation of Rezoning Request

Criteria Points	Comment
Whether the zoning proposal will permit a use that is suitable in view of the zoning and development of adjacent and nearby property.	The request is not consistent with the prevailing zoning and land use pattern.
Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.	The request will adversely affect the nearby neighborhood.
Whether the zoning proposal is compatible with the purpose and intent of the GMP.	The zoning proposal is not compatible with the purpose and intent of the GMP.
Whether there are substantial reasons why the property cannot or should not be used as currently zoned.	The property could be used for residential (higher density) or institutional uses.
Whether the proposal could cause excessive or burdensome use of public facilities or services.	The proposal could cause excessive or burdensome use of public facilities or services by directing more traffic onto Chamblin Road



REZONING

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FILE: RZ 07-07-01

P-1 to C-1

Proposal is supported by new or changing conditions not anticipated by the GMP or reflected in existing zoning on the property or surrounding properties.	The proposal is located outside of the Tier II Bartram Trail commercial node and is inappropriate for this type of development.
Proposal reflects a reasonable balance between the promotion of Health, Safety, and Welfare against the right to unrestricted use of property.	The request does not meet this balance test.



REZONING APPLICATION

Columbia County, Georgia

The undersigned requests that the property described below be rezoned from

R-2 to A-R

R-A Residential Agriculture
R-1 Single family residential
R-1A Single family residential
R-2 Single family residential
R-3 Single family residential
R-3A Single family residential

R-4 Recreational Residential
T-R Townhome Residential
A-R Apartment Residential
C-1 Neighborhood Commercial
C-C Community Commercial
C-2 General Commercial

C-3 Heavy Commercial
M-1 Light Industrial
M-2 General Industrial
P-1 Professional
S-1 Special District
PUD Planned Unit Development
PDD Planned Development District

PROPERTY LOCATION:

Tax Map # 073 Parcel # 092
Address Columbia Rd - Martinez, GA Acreage 16.380
Road Frontage 650 feet on the North (circle one) side of
Columbia Road. Property is approximately 145 feet from the
intersection of Marchhead Drive & Columbia Road. The attached plat for the
property was prepared by George Goodman and dated May 1, 1978

PROPOSED USE:

If approved, the property will be used for the following purposes:

Upscale, Gated Luxury Apartments

APPLICANT AND OWNERSHIP INFORMATION:

OWNER: Ming F. Lin APPLICANT: Cindy L. Bair
ADDRESS: 3519 Turnberry Ln ADDRESS: 160 Breckenridge Dr.
CITY: Martinez ZIP: 30907 CITY: Albany, GA ZIP: 31707
PHONE #: 706-799-2362 PHONE #: 803-278-0591
294-7762

DISCLOSERS:

Does any local government official or member of their family have a financial interest in the property, or has applicant made campaign contributions in the aggregate of \$250 or more within the past two years to any local government official. NO (yes or no). If yes, a full written disclosure must be submitted.

I hereby depose and say under the penalty of perjury that all of the statements contained in or submitted with this application are true.

[Signature]
Owner's Signature

[Signature]
Applicant's Signature

Subscribed and sworn to before me on 29 day of MAY 2007
By: Wannette R. Nye Notary Public

Notary Public, Columbia County, Georgia
My Commission Expires Oct. 31, 2010

Please return original notarized application with all documents, along with your \$535.00 application fee to:

Columbia County Planning and Development Division
P.O. Box 498

630 Ronald Reagan Drive
Evans, GA 30809

Date Received: 5/24/07
Public Hearing Date: 7/5/07
File # 7-7-02

3519 WHEELER ROAD
AUGUSTA, GEORGIA 30909
PHONE 706-736-0700
FAX 706-736-5363
www.meybohm.com

Meybohm
COMMERCIAL PROPERTIES



July 6, 2007

Col Co Planning & Development
PO Box 498
630 Ronald Reagan Dr
Evans, GA 30809

RE: Parcel # 073 092 – approx 16.38 acres
Columbia Rd – Intersection of Morehead Dr & Columbia Rd
Martinez, Columbia County, GA 30907
Current Owner: Ming F. Lin

To Whom It May Concern:

Please accept this letter as a formal withdrawal of the rezoning petition on the above referenced property. The results of the engineering and feasibilities studies have determined that there is not enough usable acreage for the Buyer's intended use.

If you have any questions, please feel free to call.

Thank you very much!

Rebecca Wall, CCIM
VP, President's Club
Best of Meybohm's Best, 2005
rwall@ccim.net
706-736-0700 x 2170

Owner:


Ming F. Lin



REZONING July 19, 2007

FILE: RZ 07-07-02

R-2 to A-R

Property Information	
Tax ID	Tax Map 073 Parcel 092
Location/address	Columbia Road
Parcel Size	16.38 +/- acres
Current Zoning	R-2 (Single Family Residential)
Existing Land Use	Vacant
Future Land Use	High Density Residential
Request	A-R (Apartment Residential)
Commission District	District 2 (Mercer)
Recommendation	

Summary and Recommendation

[On July 5, 2007, the planning office received a faxed copy of a letter dated July 6, 2007 from Rebecca Wall, CCIM with Meybohm Commercial asking for withdrawal of this request. Ms. Wall was informed that the matter could not be removed from the agenda because the rezoning had already been posted in the legal ads. Ms. Wall was told the planning commission may allow the withdrawal at the time of the meeting. Staff also notified many of the residents who had communicated to us their opposition to this rezoning that a withdrawal may be forthcoming. On Tuesday, July 11, 2007, Mr. Ming Lin, the property owner, informed staff that he was having second thoughts on the withdrawal. Mr. Lin was informed that the planning commission likely would not tolerate an arbitrary position on the withdrawal, particularly since it could be working a hardship on the surrounding property owners who have voiced interest in this rezoning.]

Ming F. Lin, owner, and Cindy L. Bair, applicant, are seeking to rezone 16.38 acres of property from R-2, Single Family Residential zoning to A-R, Apartment Residential zoning. The property is located on Columbia Road about 0.6 mile east of the intersection of Columbia Road and Belair Road and slightly outside of the commercial Tier II node. The rezoning would allow the residential character of development to change from single family detached dwellings to apartment dwellings at a density of up to 14 units per acre. A 16.38 acre piece of property would accommodate 32 to 40 single family detached dwelling units in the R-2 zoning; the same property could accommodate 229 apartment dwellings under the A-R zoning.

This piece of property has a rezoning past that includes two previous attempts for A-R zoning. In July 1990 Mr. Lin petitioned to have this property rezoned from R-2 to A-R and that petition was disapproved by the planning commission and the BOC by unanimous votes. One year later, in August 1991, Mr. Lin petitioned again to have the property rezoned to A-R and was disapproved unanimously by both the planning commission and the BOC. One result of this rezoning history is



REZONING July 19, 2007

FILE: RZ 07-07-02

R-2 to A-R

that the surrounding neighborhood has solidified its opposition to high density multi-family zoning on this property.

Staff would point out that there is some justification for higher density residential development in this location. The Growth Management Plan Update 2025 states:

Locate multifamily development primarily in Tier I and Tier II nodes and secondarily along major arterials.

The site in question is 0.6 mile from the center of the Belair/Columbia Road Tier II node, and is less than 1,000 feet from being within the outer edge of that node. The site is located on Columbia Road, one of the major arterials within the county. Thus, the site would qualify as a potential site for this land use based upon its arterial location and its close proximity to the Tier II node.

The site also has significant disadvantages for development. First, the site is bordered on its west and north property lines by established single family residential subdivisions that are zoned R-2 and have minimum lot areas of 11,000 to 13,000 square feet. These subdivisions have been established for several years and property owners perceive this higher density development to be incompatible with their long standing single family development.

A second issue that renders the site less desirable for development is the existence of significant floodplain within the site. About 4.8 acres (29 percent of the site) are within a defined floodplain area. To further compound the problem, the floodplain bisects the property from northeast to southwest with 4.2 acres of usable land north of the floodplain and 7.3 acres of usable land on the south side adjacent to Columbia Road.

The developer or a representative has expressed the intent to use both portions of the unencumbered area for development and would prefer not to have to incur the expense of crossing the floodplain area that would require significant environmental review time and construction expense. The northern 4.2 acres of usable area would be accessible only from the street network within Sedgefield subdivision which would involve routing traffic from a high density residential complex through a single family neighborhood. Staff would not recommend this course of action. The developer or a representative has acknowledged this land use conflict and the possibility that use of the northern area of the site could necessitate the added expense of crossing the floodplain in the middle of the site. Staff would suggest another alternative. The northern 4.2 acres should be developed as single family with density and lot size comparable to the adjoining subdivisions with access provided by extending Evergreen Drive southward.

The southern 7.3 acres provide more of a dilemma for the staff. This portion of the site close to the Tier II node and adjacent to Columbia Road could meet the growth management plan's criteria for higher density residential housing. This portion of the site could accommodate about 102 dwelling units at a density of 14 units per acre. The developer likely would attempt to cluster additional units on this usable portion of the site to overcome the loss of the floodplain property. In that event, the developer could attempt to place as many as 140 units on this property.

Staff would suggest that a more appropriate use of the southern 7.3 acres of usable land would be as either town home development at a density of no more than eight units per acre, or as a small lot cluster single family subdivision similar to Moss Creek to the west that has lots as small as 4,000



REZONING July 19, 2007

FILE: RZ 07-07-02

R-2 to A-R

square feet and a density of about four units per acre. The southern 7.3 acres could yield as many as 28 single family lots of about 6,000 square feet.

Because of the physical encumbrances (floodplain) that exist on this property and the potential incompatibility of apartments with the adjoining single family residential neighborhood, staff does not recommend rezoning to A-R. Staff would suggest that the area to the north of the watercourse that crosses the property should remain R-2, and the southern portion of the site could be considered for a cluster residential development or perhaps town home development under the T-R zoning district.

Interdepartmental Review Conditions

Engineering: The property is located in the Reed Creek drainage basin. Post-developed discharge must be less than pre-developed conditions through the 50-year storm. On-site storm water detention will be required.

1. Portions of this property lie within the 100-year flood plain in an AE Zone. Must conform to the Base Flood Elevations of panels 90B and 95B from the 9/20/95 Flood Insurance Study. If chooses to restudy the flood plain in an attempt to lower the base flood elevation, must submit a Letter of Map Revision (LOMR) to FEMA. If chooses to place fill on the property, NO fill will be authorized in the floodway and any fill placed in the flood fringe must first be approved by FEMA via a Conditional Letter of Map Revision based on Fill (CLOMR-F).
2. State waters are present on the property. If a stream buffer variance is required for any aspect of site work, approval from the Georgia Environmental Protection Department is required.
3. The property contains wetlands; therefore, a Jurisdictional Determination must be submitted to and approved by the United States Army Corps of Engineers.
4. If site improvements disturb more than one acre, the proper National Pollution Discharge Elimination System permit and associated fees must be submitted to the Georgia Environmental Protection Department and Columbia County 14 days prior to land disturbance.
5. Storm water detention will be required.
6. If access to the property is granted along an existing county road, the owner will be responsible to repair all damage caused by construction vehicles.
7. A site plan must be submitted to and approved by the County Engineer.
8. All proposed improvements must conform to current county standards.

Construction and Maintenance: Columbia Road is SR232. GDOT must approve ingress and egress.

Storm Water: Permanent drainage and utility easements are required. Storm water management plan is required.

Water and Sewer: Applicant will need to submit a request for a flow monitor to be installed in the sewer main and pay any applicable fees.

Comments

Water and Sewer: County water is available on a ten inch line on Columbia Road. County sewer is available on an eight inch line that crosses the property. It is undetermined if the sewer line would be



REZONING July 19, 2007

FILE: RZ 07-07-02

R-2 to A-R

adequate for the development. Further investigation would be needed. This project will affect the capacity of existing water and sewer infrastructure.

Board of Education: Belair Elementary is currently at capacity. Evans Middle and Evans High School are above capacity. New construction through Columbia County has and will continue to bring families into areas of our school system that are presently overcrowded. When overcrowded conditions occur in any one of our schools, there is a possibility that children will be housed in portable classrooms. With the influx of new subdivisions being built around our schools, the problem with traffic congestion and road access during school morning and afternoon hours as students are being picked up or dropped off will continue to increase. This project is navigable by school buses.

Construction and Maintenance: This project will not affect the priority of planned road projects in the area.

Storm Water: There are no active projects in the area.

Sheriff: No comments received.

Health Department: Should have county sewer.

Green space: The property is located in a targeted area for green space. There will possibly be some unbuildable property due to the flood plain and wetlands. This portion may be eligible for the green space program. There are no green space program lands in the area.

Criteria for Evaluation of Rezoning Request

Criteria Point	Comment
Whether the zoning proposal will permit a use that is suitable in view of the zoning and development of adjacent and nearby property.	The request is not consistent with surrounding zoning and land use patterns. Perhaps some increase in residential density on the southern usable portion of the site could be justified. However, the density of A-R zoning is inappropriate, and any density higher than the R-2 is inappropriate for the northern portion of the site.
Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.	The request would adversely affect the nearby neighborhood and adjoining properties.
Whether the zoning proposal is compatible with the purpose and intent of the GMP.	A higher density of residential development for cluster single family or town homes would be compatible with the purpose and intent of the GMP on the southern portion of the site. Continuation of single family detached development is the only appropriate use for the northern portion of the site.
Whether there are substantial reasons why the property cannot or should not be used as currently zoned.	The existing R-2 zoning is appropriate for the northern portion of the site. Some residential density of less than A-R (14 units per acre) could be considered for the southern portion.



REZONING July 19, 2007

FILE: RZ 07-07-02

R-2 to A-R

Whether the proposal could cause excessive or burdensome use of public facilities or services.	No increase in density is appropriate that would use the residential subdivision streets. Any marked increase in density could exceed the capacity of schools serving this area.
Proposal is supported by new or changing conditions not anticipated by the GMP or reflected in existing zoning on the property or surrounding properties.	No changes have occurred that would lend justification to this rezoning.
Proposal reflects a reasonable balance between the promotion of Health, Safety, and Welfare against the right to unrestricted use of property.	This request does not meet this balance test.



REZONING APPLICATION

Columbia County, Georgia

The undersigned requests that the property described below be rezoned from R-A to S-1

R-A Residential Agriculture
R-1 Single family residential
R-1A Single family residential
R-2 Single family residential
R-3 Single family residential
R-3A Single family residential

R-4 Recreational Residential
T-R Townhome Residential
A-R Apartment Residential
C-1 Neighborhood Commercial
C-C Community Commercial
C-2 General Commercial

C-3 Heavy Commercial
M-1 Light Industrial
M-2 General Industrial
P-1 Professional
S-1 Special District
PUD Planned Unit Development
PDD Planned Development District

PROPERTY LOCATION:

Tax Map # _____ Parcel # 041095
Address 1216 GRANT RD. HARLEM, GA. 30814 Acreage ~~0.47~~ 0.47
Road Frontage 0 feet on the North/South/East/West (circle one) side of Grant Road
Property is approximately 750 feet from the intersection of Grant Road & Louisville Road
The attached plat for the property was prepared by John Harris and dated May 10, 2007

PROPOSED USE:

If approved, the property will be used for the following purposes:

GRANT FAMILY CEMETERY

APPLICANT AND OWNERSHIP INFORMATION:

OWNER: BEVERLY A. GRANT APPLICANT: SAME
ADDRESS: 1216 GRANT RD ADDRESS: _____
CITY: HARLEM, GA. ZIP: 30814 CITY: _____ ZIP: _____
PHONE #: 706-556-6075 PHONE #: _____

DISCLOSERS:

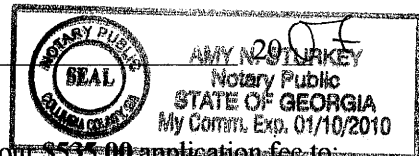
Does any local government official or member of their family have a financial interest in the property, or has applicant made campaign contributions in the aggregate of \$250 or more within the past two years to any local government official. NO (yes or no). If yes, a full written disclosure must be submitted.

I hereby depose and say under the penalty of perjury that all of the statements contained in or submitted with this application are true.

Beverly A Grant
Owner's Signature

Beverly A Grant
Applicant's Signature

Subscribed and sworn to before me on 30th day of May
By: Amy N. Sturkey Notary Public



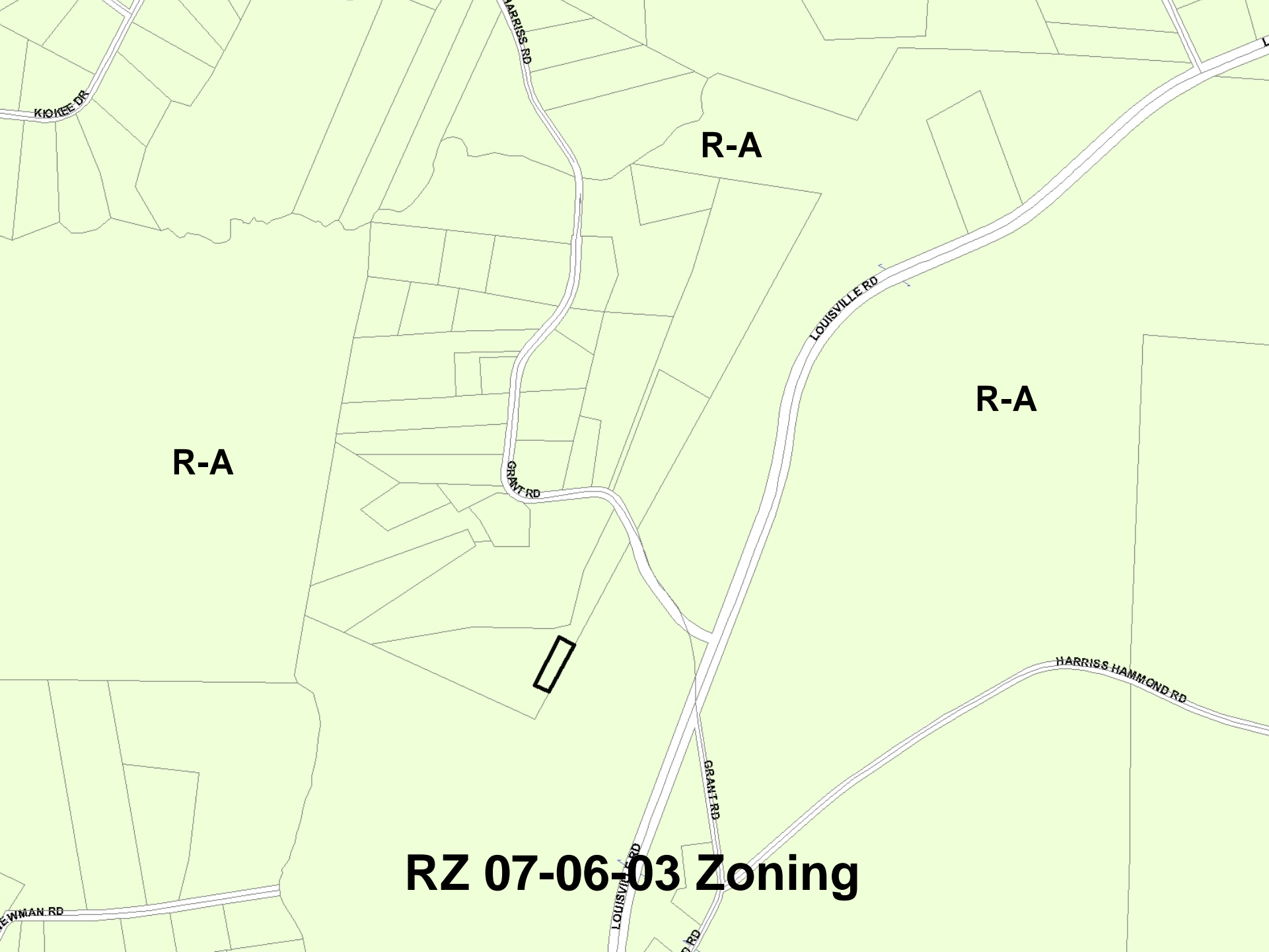
Please return original notarized application with all documents, along with your \$535.00 application fee to:

Columbia County Planning and Development Division

P.O. Box 498

630 Ronald Reagan Drive
Evans, GA 30809

Date Received: 5/30/07
Public Hearing Date: 7/5/07
File # 07-07-03



R-A

R-A

R-A

RZ 07-06-03 Zoning

OWNER CERTIFICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN ON THIS PLAT, THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY, THAT ALL STATE AND COUNTY TAXES OR OTHER ASSESSMENTS NOW DUE ON THIS LAND HAVE BEEN PAID, AND THAT WE ADOPT THIS PLAN OF SUBDIVISION WITH OUR FREE CONSENT.

SIGNATURE

RZ 07-06-03 Site Plan

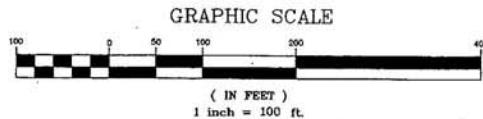


—ROBERTA L. GRANT
&
HERSHEL W. GRANT—
(D.B. 5897 P. 1)

—BEVERLY A. GRANT—
(TAX MAP PARCEL 041 095)
9.46 Ac.
(INCLUDES CEMETERY SITE)

—WINSTON R. HARRISS, JR. ET AL—

—WINSTON R. HARRISS, JR. ET AL—



NOTE:

THIS PLAT PREPARED FROM PLAT AT PC "B" 262 # 16 & FROM CRT ROAD R.O.W. SURVEY BY MCGILL AND ASSOCIATES LAND SURVEYORS.



DWG 07012; CD002; GRANT RD (GRANT) 200	
COMPILED PLAT	
FOR:	THE FAMILY OF V. W. GRANT
THIS PLAT PREPARED FROM PLAT AT PC B 262 # 16 TO SHOW A PROPOSED 20,300 S. F. AREA TO BE USED AS A FAMILY CEMETERY PLOT IN THE 128TH G.M.D.	
COLUMBIA COUNTY, GEORGIA	
Scale: 1 Inch = 100 Feet	Date: MAY 10, 2007
HARRISS & ASSOCIATES - LAND SURVEYORS	
6023 HARRISS-HAMMOND ROAD - HARLEM, GEORGIA 30814	



REZONING July 19, 2007

FILE: RZ 07-07-03

R-A to S-1

Property Information	
Tax ID	Tax Map 041 Parcel 095 (portion)
Location/address	1216 Grant Road
Parcel Size	0.47 +/- acre
Current Zoning	R-A (Residential Agriculture)
Existing Land Use	Vacant
Future Land Use	Residential/agricultural
Request	S-1 (Special District)
Commission District	District 4 (Anderson)
Recommendation	Approve

Summary and Recommendation

Beverley A. Grant, owner and applicant, is seeking to rezone from R-A to S-1 a portion of her property located at 1216 Grant Road to establish a cemetery with dimensions of 70 feet by 290 feet. The total area of the proposed S-1 zoning for the cemetery is 20,300 square feet; the minimum lot size for the S-1 zoning district is 20,000 square feet.

The parent parcel that is owned by Ms. Grant contains 9.47 acres. Thus, the cemetery will occupy only a small portion (less than five percent) of the larger parcel. The cemetery will become a family cemetery. Access to the cemetery will be by way of a 30 foot wide easement through Ms. Grant's property. The cemetery is proposed on the highest elevation of the property.

This part of the county is rural and the growth management plan calls for the area to remain rural through the 20 year planning period. Staff does not believe the cemetery creates any conflicts with the growth management plan.

Staff recommends approval.

Interdepartmental Review Conditions

Engineering: The property is located in the Little Kiokee Creek drainage basin. Post-developed discharge must be less than pre-developed conditions through the 50-year storm. On-site storm water detention will be required.

1. If any changes are proposed to the current site configuration, a site plan must be submitted to and approved by the County Engineer. The plan, if required, must include:



REZONING July 19, 2007

FILE: RZ 07-07-03

R-A to S-1

- All proposed improvements must conform to current county standards.
 - Storm water detention will be required unless site improvements result in no net increase in runoff.
 - If the property contains wetlands, a Jurisdictional Determination must be submitted to and approved by the United States Army Corps of Engineers.
 - If site improvements disturb more than one acre, the proper National Pollution Discharge Elimination System permit and associated fees must be submitted to the Georgia Environmental Protection Department and Columbia County 14 days prior to land disturbance.
2. Portions of this property lie within the 100-year flood plain. All "A" zoned property must be studied by an appropriate methodology to determine a BFE.
 3. State waters are present on the property. If a stream buffer variance is required for any aspect of site work, approval from the Georgia Environmental Protection Department is required.
 4. If the property contains wetlands, a Jurisdictional Determination must be submitted to and approved by the United States Army Corps of Engineers.
 5. If access to the property is granted along an existing county road, the owner will be responsible for repairing all damage caused by construction vehicles.

Construction and Maintenance: Engineering to approve ingress and egress.

Health Department: Only contact Health Department if any facility with water will be constructed on the property.

Comments

Water and Sewer: No comments. The parcel is in an area served by the City of Harlem.

Construction and Maintenance: This project will not affect the priority of planned road projects in the area. Grant Road is currently under construction.

Storm Water: Permanent drainage and utility easements are not required. There are no active projects in the area.

Sheriff: No recommendations.

Green space: The property is not located in a targeted area for green space. There are no green space program lands in the area.

Criteria for Evaluation of Rezoning Request

Criteria Point	Comment
Whether the zoning proposal will permit a use that is suitable in view of the zoning and development of adjacent and nearby property.	The request is consistent with surrounding zoning and use patterns. The area is designated to remain rural during the 20 year planning period.
Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.	The request would not adversely affect the nearby neighborhood or properties.



REZONING July 19, 2007

FILE: RZ 07-07-03

R-A to S-1

Whether the zoning proposal is compatible with the purpose and intent of the GMP.	The zoning proposal is compatible with the purpose and intent of the GMP which calls for low density rural land uses during the 20 year planning period.
Whether there are substantial reasons why the property cannot or should not be used as currently zoned.	The property currently is zoned R-A for low density residential or rural farming uses. Use of the property for these purposes is still viable. The cemetery would not conflict with these low intensity uses.
Whether the proposal could cause excessive or burdensome use of public facilities or services.	The proposal will not cause excessive or burdensome use of public facilities or services.
Proposal is supported by new or changing conditions not anticipated by the GMP or reflected in existing zoning on the property or surrounding properties.	There are no unanticipated circumstances or changing conditions.
Proposal reflects a reasonable balance between the promotion of Health, Safety, and Welfare against the right to unrestricted use of property.	This request does meet this balance test.

COLUMBIA COUNTY
GEORGIA

OLD FURY

RZ 07-07-04 Zoning

P-1

R-2

Area of rezoning from PUD to R-2

Dekle

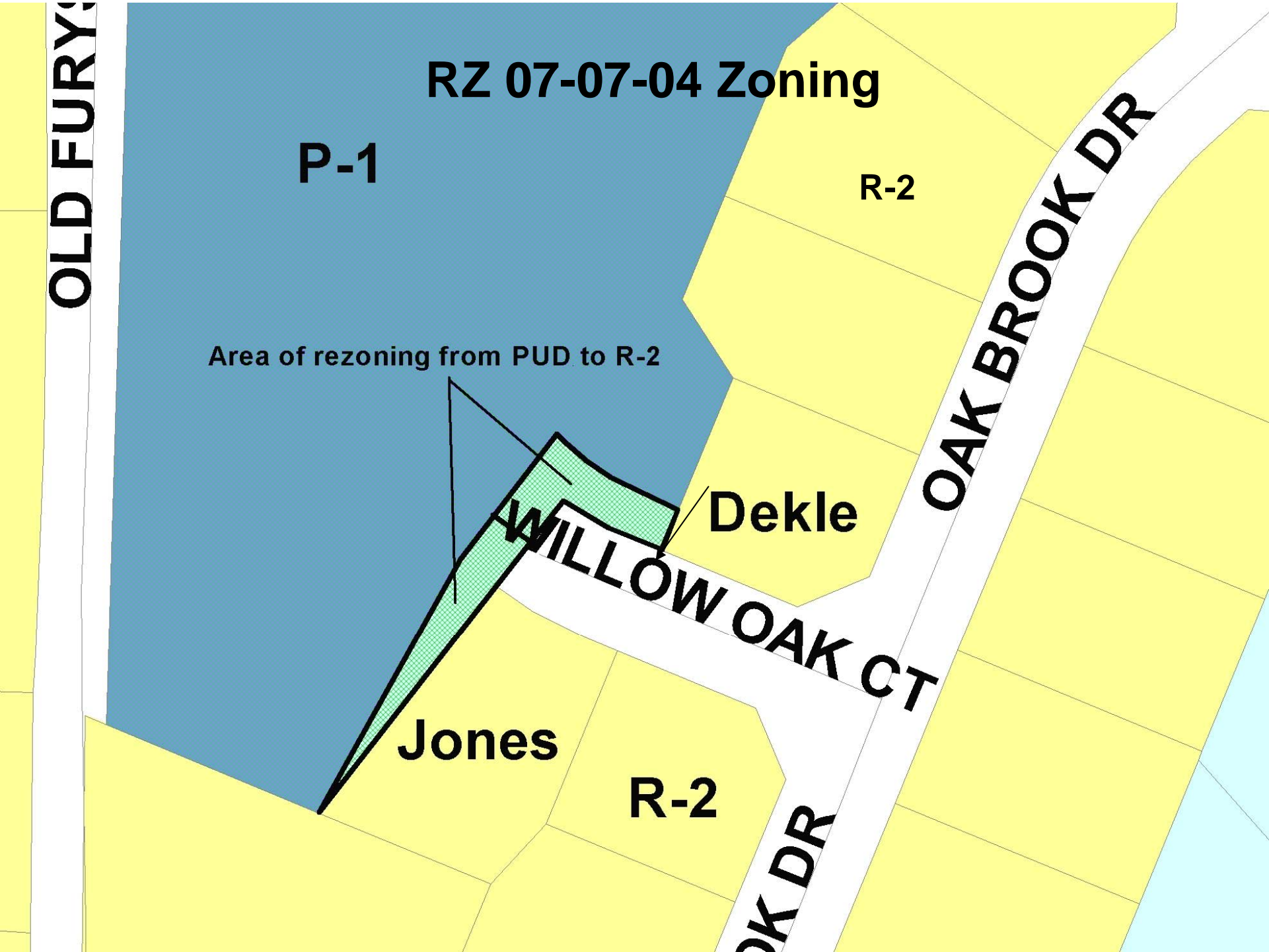
Jones

R-2

WILLOW OAK CT

OAK BROOK DR

OK DR





Property Information	
Tax ID	Map 081A Parcels 035B and 035C
Location/address	End of Willow Oak Court
Parcel Size	± 0.87 acre
Current Zoning	PUD (Planned Unit Development)
Existing Land Use	Single-family residential
Future Land Use	Medium Density Single Family Residential
Request	R-2 (Single Family Residential)
Commission District	District 1 (Thigpen)
Recommendation	Approval

Summary and Recommendation

The planning commission voted to initiate the rezoning of two parcels on Willow Oak Court in Oak Brook Subdivision at its June 21, 2007 meeting. At that time, staff presented the planning commission with the proposal to rezone the two properties from PUD to R-2 to match the existing zoning of the Oak Brook properties.

These two parcels of land were previously a part of the larger adjacent parcel to the north that is now zoned P-1. As a condition of zoning the larger parcel from PUD to P-1, the two small parcels were to be folded into adjacent properties to prevent the larger parcel from tying into Willow Oak Court for access to Fury's Ferry Road where a median break exists. When the two properties were split off of the P-1 zoned tract to meet this zoning condition, the PUD zoning remained in place. Each of these parcels is considerably smaller than the 4 acre minimum size required in the PUD zoning. Neither is large enough to be used within the PUD zoning district. In fact, each parcel should be replatted to become a part of the residential lot that they adjoin.

Staff has notified both property owners by letter of the date of the public hearing.

Staff recommends **approval** of this request.

Interdepartmental Review:

Conditions-None at this time



Criteria for Evaluation of Rezoning Request

Criteria Points	Comment
Whether the zoning proposal will permit a use that is suitable in view of the zoning and development of adjacent and nearby property.	R-2 zoning is compatible with the surrounding zoning.
Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.	The R-2 request will not adversely affect the nearby neighborhood.
Whether the zoning proposal is compatible with the purpose and intent of the GMP.	The R-2 zoning proposal is compatible with the purpose and intent of the GMP.
Whether there are substantial reasons why the property cannot or should not be used as currently zoned.	The property that is zoned PUD is too small for any building site; the R-2 zoning would allow the property owners better use of the property.
Whether the proposal could cause excessive or burdensome use of public facilities or services.	The proposal will not cause excessive or burdensome use of public facilities or services.
Proposal is supported by new or changing conditions not anticipated by the GMP or reflected in existing zoning on the property or surrounding properties.	The proposal is reflected in existing zoning of all nearby properties to the east, and its location within a residential subdivision makes it most appropriate for single family residential zoning.
Proposal reflects a reasonable balance between the promotion of Health, Safety, and Welfare against the right to unrestricted use of property.	The request for R-2 meets this balance test. R-2 would provide a more compatible land use and opportunity for expansion of existing residences.

REZONING APPLICATION

Columbia County, Georgia

The undersigned requests that the property described below be rezoned from _____ to _____

R-A Residential Agriculture
R-1 Single family residential
R-1A Single family residential
R-2 Single family residential
R-3 Single family residential
R-3A Single family residential

R-4 Recreational Residential
T-R Townhome Residential
A-R Apartment Residential
C-1 Neighborhood Commercial
C-C Community Commercial
C-2 General Commercial

C-3 Heavy Commercial
M-1 Light Industrial
M-2 General Industrial
P-1 Professional
S-1 Special District
PUD Planned Unit Development
PDD Planned Development District

PROPERTY LOCATION:

Tax Map # Plat CABINET AAA Parcel # Slide 299 No. 5
Address 780 OLD LOUISVILLE RD. HARLEM, GA. Acreage 3.08
Road Frontage 652.27 feet on the North/South/East/West (circle one) side of
OLD LOUISVILLE RD. Property is approximately 100 feet from the
intersection of LOUISVILLE RD.. The attached plat for the
property was prepared by JOHN M. HARRIS and dated April 12, 1974

PROPOSED USE:

If approved, the property will be used for the following purposes:

CHRISTIAN EDUCATION

APPLICANT AND OWNERSHIP INFORMATION:

OWNER: PHILADELPHIA U.M.C. APPLICANT: PHILADELPHIA U.M.C.
ADDRESS: 780 OLD LOUISVILLE RD. ADDRESS: 780 OLD LOUISVILLE RD.
CITY: HARLEM ZIP: 30814 CITY: HARLEM ZIP: 30814
PHONE #: 706-556-3299 PHONE #: 706-556-3299

DISCLOSERS:

Does any local government official or member of their family have a financial interest in the property, or has applicant made campaign contributions in the aggregate of \$250 or more within the past two years to any local government official. NO (yes or no). If yes, a full written disclosure must be submitted.

I hereby depose and say under the penalty of perjury that all of the statements contained in or submitted with this application are true.

[Signature]
Owner's Signature

[Signature]
Applicant's Signature

Subscribed and sworn to before me on 1st day of June
By: [Signature] Notary Public

2007
Notary Public, Burke County, Georgia
My Commission Expires Jan. 24, 2010
Notary Public, Burke County, Georgia
My Commission Expires Jan. 24, 2010

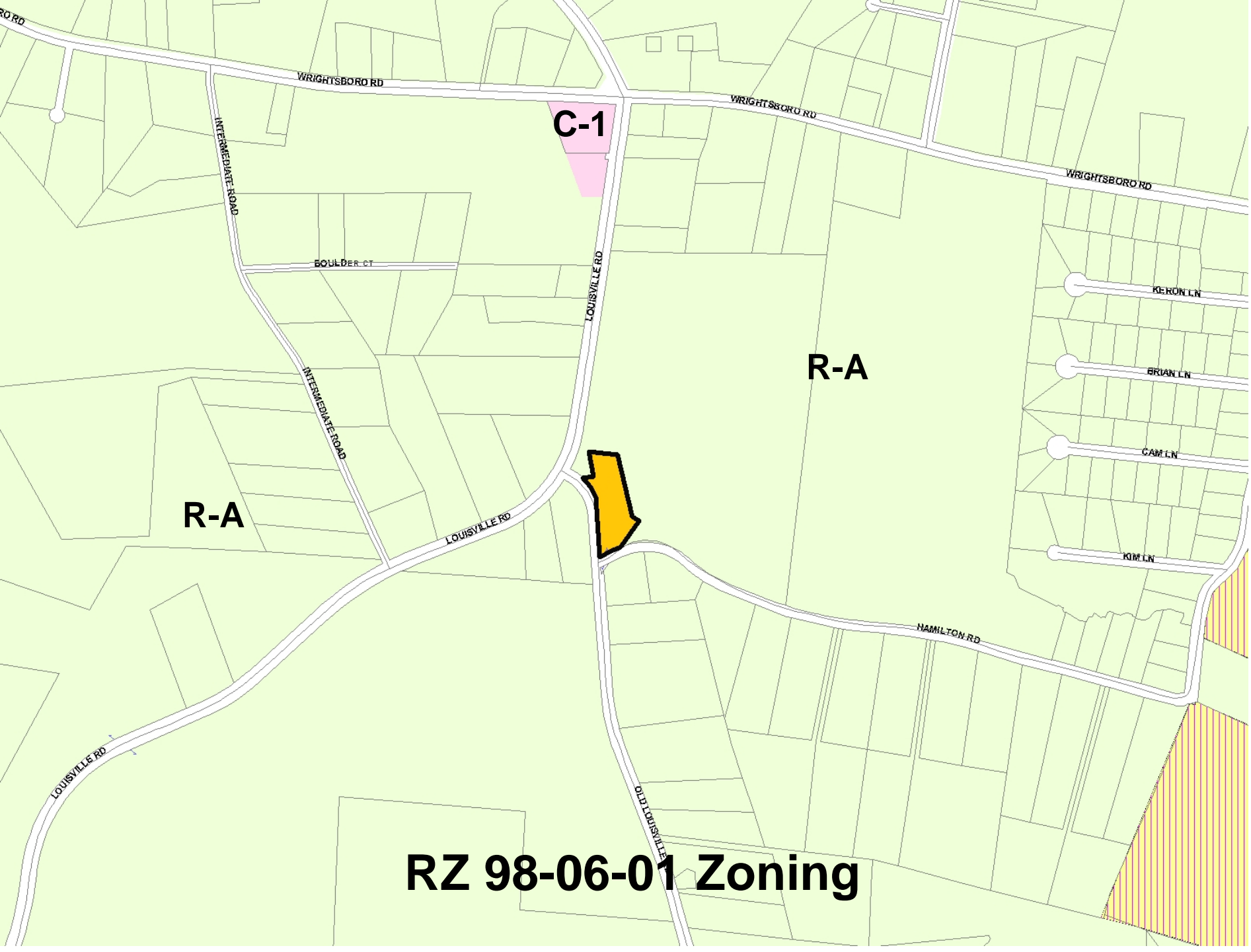
Please return original notarized application with all documents, along with your \$535.00 application fee.

Columbia County Planning and Development Division

P.O. Box 498

630 Ronald Reagan Drive
Evans, GA 30809

Date Received: _____
Public Hearing Date: _____
File # _____



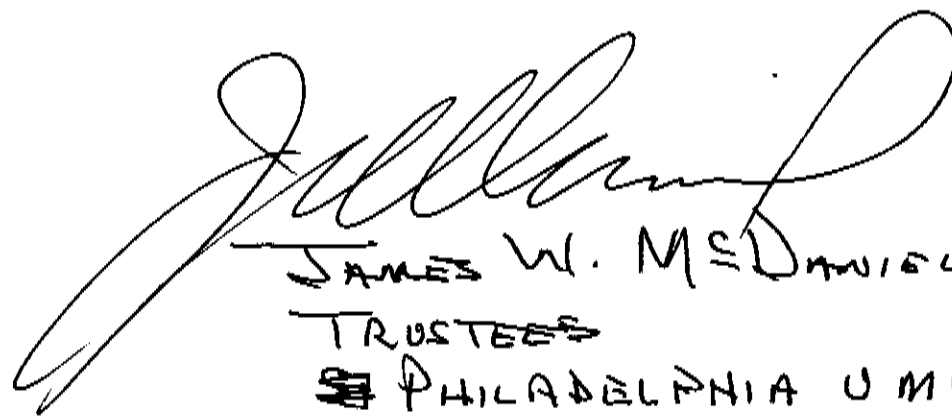
C-1

R-A

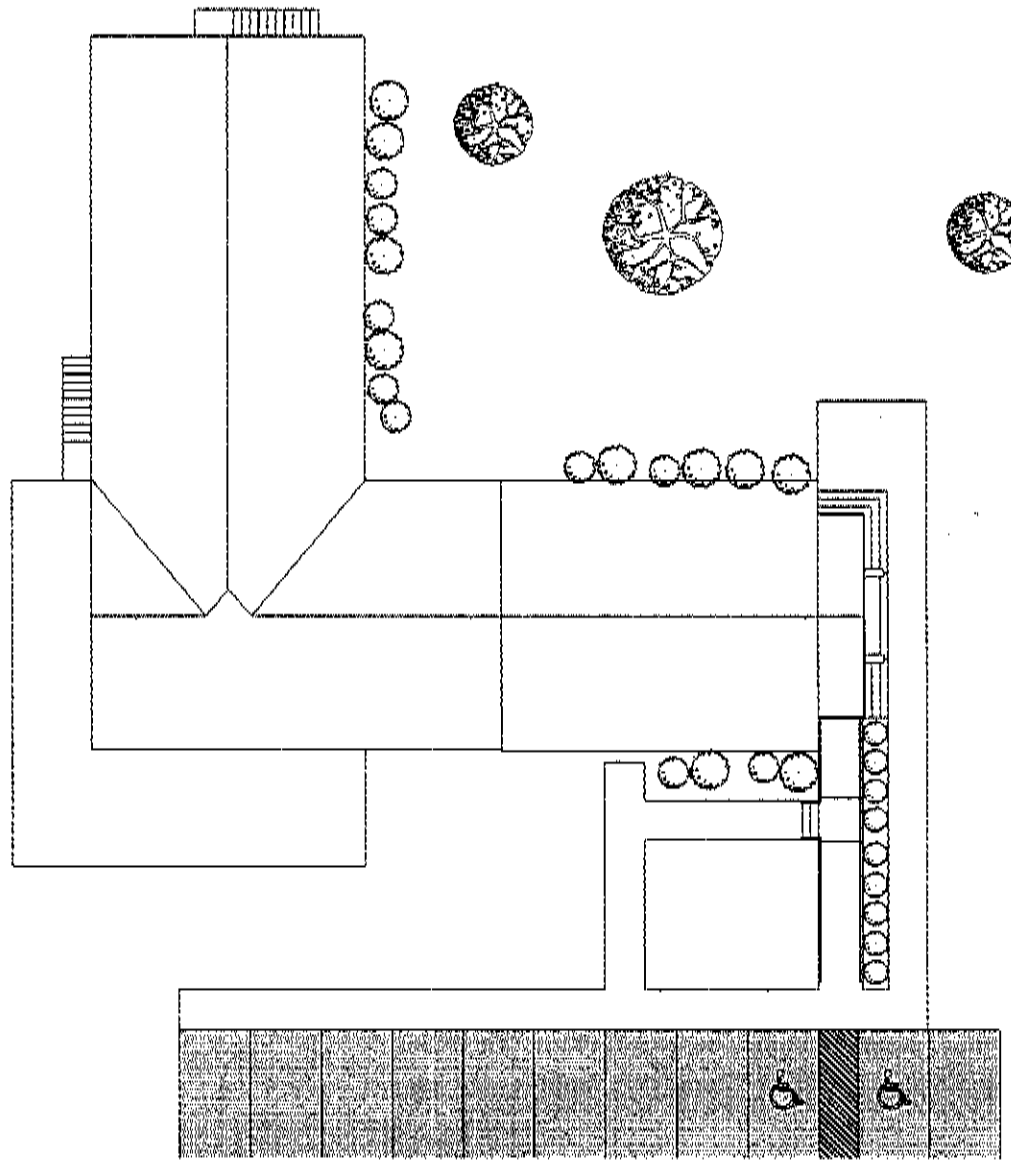
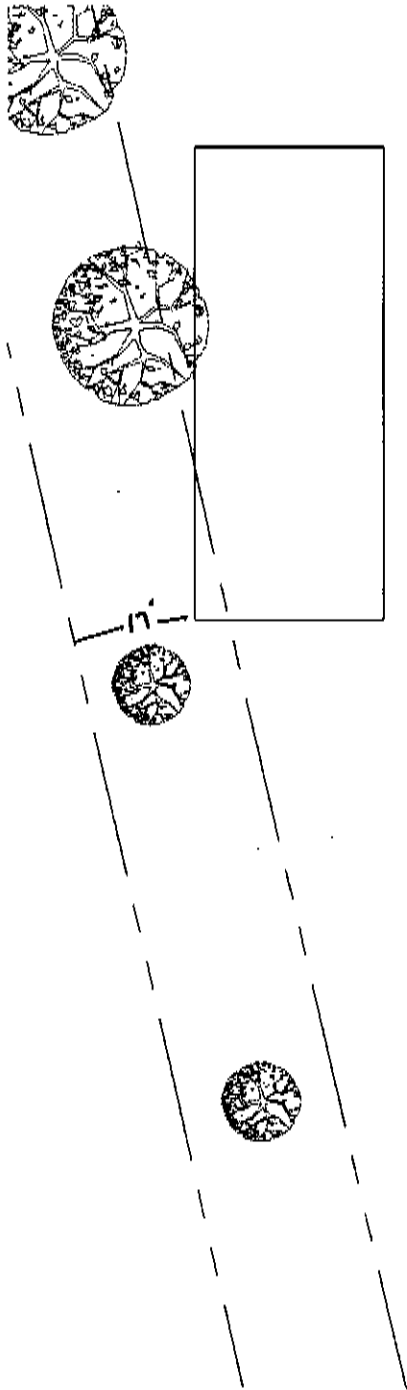
R-A

RZ 98-06-01 Zoning

THE ADDITIONAL SPACE NEEDED BY
PHILADELPHIA UNITED METHODIST CHURCH
IS FOR CHILDREN and YOUTH. As BABY'S
and small children grew, PHILADELPHIA
did not have the space to ACCOMMODATE
their continued CHRISTIAN EDUCATION. THIS
STRUCTURE will ACCOMPLISH this need.
This Addition will NOT Require any
additional PARKING. STUDIES ARE being
made for Permanent FACILITIES.



JAMES W. MCDANIELS, CHM
TRUSTEES
PHILADELPHIA UMC



John M. Harrison

in My Opinion This Plat is A
Representation Of The Land
And Has Been Prepared In
With The Minimum Requirement

John M. Harris
JOHN M. HARRISS, Land Surveyor
Harlem, Georgia

Dorothy G. Linder

James G. McNaair
OLD LOUISVILLE RD.
IPS
384°-49'-00"E
170.66'
IPS BY 18" CHERRY
(R.R. Spike in root.)
S 17°-44'-00"E
482.72'
Dorothy G Linder
N 07°-40'-00" W
138.60'
S 89°-21'-00"E
34.85'
IPF
40'
40'
L = 72.73'
R = 320.49'
L = 33.86'
R = 310.49'
L = 129.68
R = 310.49'
N 56°-29'-30"E
10.00'
CMF
CMF
CMF
N 86°-42'-30"E
10.00'
N 03°-17'-30" W
416.20'
IPS
S 36°-01'-00" W
386.16'
Frieda Frost
Well
08 Acres

GEORGIA, COLUMBIA COUNTY:
FILED AND RECORDED 10A M.
PLAT BOOK 4 PAGE
G. B. POLLARD, J

GEORGIA, COLUMBIA COUNTY:

FILED AND RECORDED 10A M. 4-24-74

QAT BOOK 4 PAGE 176.

G. B. POLLARD, JR., CLERK

12/31/74

PLAT OF SURVEY
FOR

PHILADELPHIA CHURCH
(METHODIST)

PROPERTY LOCATED IN THE 1285th DISTRICT, G.M. OF COLUMBIA COUNTY,
GEORGIA ON OLD LOUISVILLE ROAD.

DATE: APRIL 12, 1974

SCALE: 1" = 100 FEET



REZONING July 19, 2007

FILE: RZ 98-06-01

S-1 AMENDMENT

Property Information	
Tax ID	Tax Map 052 Parcel 043
Location/address	780 Old Louisville Road
Parcel Size	3.08 +/- acres
Current Zoning	S-1 (Special District)
Existing Land Use	Developed
Future Land Use	Residential/agricultural
Request	S-1 (Special District) Amendment
Commission District	District 4 (Anderson)
Recommendation	Approval with Conditions

Summary and Recommendation

Philadelphia United Methodist Church, owner and applicant, is seeking to amend the S-1 zoning to allow a 24 foot by 60 foot portable building to be located on the property for Christian education purposes. The church indicates that more space is needed to accommodate their continued Christian education program. The application also indicates "studies are being made for permanent facilities."

Staff is recommending approval with certain conditions:

The required setbacks in the S-1 district are 20 feet for the side and rear yards. The site plan indicates a rear yard of only 17 feet at one end of the building. The portable building may already be in place in violation of zoning. Staff's position is that the building must be located (or relocated if already in place) to meet zoning setback requirements.

A time limit should be placed on use of portable or temporary buildings. In similar circumstances the Planning Commission has established a two year time period, and staff would suggest the same time limit would be appropriate for the church. During that two year period the church can complete its studies for permanent facilities.

All required buffers must be installed to provide an opaque buffer along the side and rear property lines.

Interdepartmental Review Conditions



REZONING July 19, 2007

FILE: RZ 98-06-01

S-1 AMENDMENT

Engineering: The property is located in the Eucree Creek drainage basin. Post-developed discharge must be less than pre-developed conditions through the 50-year storm. On-site storm water detention will be required.

1. If any changes are proposed to the current site configuration, a site plan must be submitted to and approved by the County Engineer. The plan, if required, must include:
 - All proposed improvements must conform to current county standards.
 - Storm water detention will be required unless site improvements result in no net increase in runoff.
 - If the property contains wetlands, a Jurisdictional Determination must be submitted to and approved by the United States Army Corps of Engineers.
 - If site improvements disturb more than one acre, the proper National Pollution Discharge Elimination System permit and associated fees must be submitted to the Georgia Environmental Protection Department and Columbia County 14 days prior to land disturbance.
2. If access to the property is granted along an existing county road, the owner will be responsible for repairing all damage caused by construction vehicles.

Construction and Maintenance: Engineering Department to approve ingress and egress.

Health Department: Owner/Applicant must contact health department to discuss the need for a septic tank.

Planning:

- The required setbacks in the S-1 district are 20 feet for the side and rear yards. The site plan indicates a rear yard of only 17 feet at one end of the building. The portable building may already be in place in violation of zoning. The building must be located (or relocated if already in place) to meet zoning setback requirements.
- A time limit of two years is established for the use of portable or temporary buildings. During that two year period the church can complete its studies for permanent facilities.
- Buffers to meet minimum zoning standards must be installed to provide an opaque buffer along the side and rear property lines.

Comments

Water and Sewer: County water is available on a ten inch line on Old Louisville Road. County sewer is not available. This project will not affect the capacity of existing water and sewer infrastructure. There are no future plans for sewer expansion.

Construction and Maintenance: This project will not affect the priority of planned road projects in the area.

Storm Water: Permanent drainage and utility easements are not required. There are no active projects in the area.

Sheriff: There have been traffic accidents in the past twelve months. This project will not affect safety and traffic conditions in the area. If the entrance/exit is off of Old Louisville or Hamilton Road, a deceleration lane is recommended. There is adequate access for public safety vehicles.

Green space: The property is not located in a targeted area for green space. There are no green space program lands in the area.



REZONING July 19, 2007

FILE: RZ 98-06-01

S-1 AMENDMENT

Criteria for Evaluation of Rezoning Request

Criteria Point	Comment
Whether the zoning proposal will permit a use that is suitable in view of the zoning and development of adjacent and nearby property.	The property already is zoned S-1 and is being used as a church; expansion of the church is also appropriate if code requirements are met.
Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.	The request would not adversely affect the nearby neighborhood or properties.
Whether the zoning proposal is compatible with the purpose and intent of the GMP.	The zoning proposal is compatible with the purpose and intent of the GMP so long as buffer requirements are met to ensure compatibility. Churches under certain conditions are appropriate within residential areas.
Whether there are substantial reasons why the property cannot or should not be used as currently zoned.	The property already is being used as a church. The amendment is needed to allow expansion of the church.
Whether the proposal could cause excessive or burdensome use of public facilities or services.	The proposal will not cause excessive or burdensome use of public facilities or services.
Proposal is supported by new or changing conditions not anticipated by the GMP or reflected in existing zoning on the property or surrounding properties.	The church exists on the site and is an appropriate institutional use within the residential area.
Proposal reflects a reasonable balance between the promotion of Health, Safety, and Welfare against the right to unrestricted use of property.	This request does meet this balance test so long as code design standards are met.

REZONING APPLICATION

Columbia County, Georgia

The undersigned requests that the property described below be rezoned from R3 to C2

R-A Residential Agriculture
R-1 Single family residential
R-1A Single family residential
R-2 Single family residential
R-3 Single family residential
R-3A Single family residential

R-4 Recreational Residential
T-R Townhome Residential
A-R Apartment Residential
C-1 Neighborhood Commercial
C-C Community Commercial
C-2 General Commercial

C-3 Heavy Commercial
M-1 Light Industrial
M-2 General Industrial
P-1 Professional
S-1 Special District
PUD Planned Unit Development
PDD Planned Development District

PROPERTY LOCATION:

Tax Map # 082A Parcel # 110
Address 3618 Phillips Drive Acreage 0.43
Road Frontage 75 feet on the North/South/East/West (circle one) side of
Baston Road. Property is approximately 0 feet from the
intersection of Baston Road + Phillips Dr.. The attached plat for the
property was prepared by Bobby Price and dated 2/6/74

PROPOSED USE:

If approved, the property will be used for the following purposes:

Florist / Garden Shop

APPLICANT AND OWNERSHIP INFORMATION:

OWNER: Larry Price Jr. APPLICANT: Larry Price Jr.
ADDRESS: 841 Prairie Lane ADDRESS: 841 Prairie Lane
CITY: Evans ZIP: 30809 CITY: Evans ZIP: 30809
PHONE #: 706 495 2145 PHONE #: 706 495 2143

DISCLOSERS:

Does any local government official or member of their family have a financial interest in the property, or has applicant made campaign contributions in the aggregate of \$250 or more within the past two years to any local government official. NO (yes or no). If yes, a full written disclosure must be submitted.

I hereby depose and say under the penalty of perjury that all of the statements contained in or submitted with this application are true.

[Signature]
Owner's Signature

[Signature]
Applicant's Signature

Subscribed and sworn to before me on 15 day of June 2007
By: [Signature] Notary Public

My Commission Expires 3/4/11

Please return original notarized application with all documents, along with your \$535.00 application fee to:

Columbia County Planning and Development Division
P.O. Box 498

630 Ronald Reagan Drive
Evans, GA 30809

Date Received: 6/15/07
Public Hearing Date: 7/19/07
File # 07-07-05

I CERTIFY THAT THIS IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND THAT EXISTING CONDITIONS ARE AS SHOWN



Bobby G. Price

LAKE SHORE DRIVE 30' R/W

LOT NO. 33

LOT NO. 32

LOT NO. 24

LOT NO. 19

N-32°25'-W

186.15'

N-32°25'-W

120.0'

161.5'

161.5'

S-57°35'-W

N-57°35'-E

S-32°25'-E

104.0'

5' WATER MAIN R/W

S-08°51'-W

BASTON

ROAD

LOT NO. 26

LOT NO. 25

LOT NO. 18

N-69°42'-E
old lot line
152.7'

226.21'

S-26°40'-E

136.17'

158.0'

N-57°35'-E

60' R/W

PHILLIPS AVENUE 40' R/W

GEORGIA, COLUMBIA COUNTY.

FILED AND RECORDED

M.

12 noon 2-25-74

PLAT BOOK

4

PAGE

138.

G. B. POLLARD, JR., CLERK

PREPARED FOR

PLAT CABINET AAA

SLIDE *293* NO. 3

DOLPHUS BRIDGES

SHOWING LOTS NO. 24, 25, AND 26 OF PHILLIPS ESTATE
MARTINEZ, COLUMBIA COUNTY, GEORGIA
SCALE: 1" = 50'

6 FEBRUARY, 1974

REZONING APPLICATION

Columbia County, Georgia

The undersigned requests that the property described below be rezoned from R3 to C2

R-A Residential Agriculture
R-1 Single family residential
R-1A Single family residential
R-2 Single family residential
R-3 Single family residential
R-3A Single family residential

R-4 Recreational Residential
T-R Townhome Residential
A-R Apartment Residential
C-1 Neighborhood Commercial
C-C Community Commercial
C-2 General Commercial

C-3 Heavy Commercial
M-1 Light Industrial
M-2 General Industrial
P-1 Professional
S-1 Special District
PUD Planned Unit Development
PDD Planned Development District

PROPERTY LOCATION:

Tax Map # 082A Parcel # 110A
Address 301 Baston Road Acreage 0.33
Road Frontage 220 feet on the North/South/East/West (circle one) side of
Baston Road Property is approximately 75 feet from the
intersection of Baston Road + Phillips Dr The attached plat for the
property was prepared by Bobby Price and dated 2/6/74

PROPOSED USE:

If approved, the property will be used for the following purposes:

Florist/Garden Shop

APPLICANT AND OWNERSHIP INFORMATION:

OWNER: Larry Price Jr. APPLICANT: Larry Price Jr.
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CITY: Evans ZIP: 30809 CITY: Evans ZIP: 30809
PHONE #: 706 495-2143 PHONE #: 706 495 2143

DISCLOSERS:

Does any local government official or member of their family have a financial interest in the property, or has applicant made campaign contributions in the aggregate of \$250 or more within the past two years to any local government official. NO (yes or no). If yes, a full written disclosure must be submitted.

I hereby depose and say under the penalty of perjury that all of the statements contained in or submitted with this application are true.

[Signature]
Owner's Signature

[Signature]
Applicant's Signature

Subscribed and sworn to before me on 15 day of June 2007
By: Matthew Bartlow Notary Public

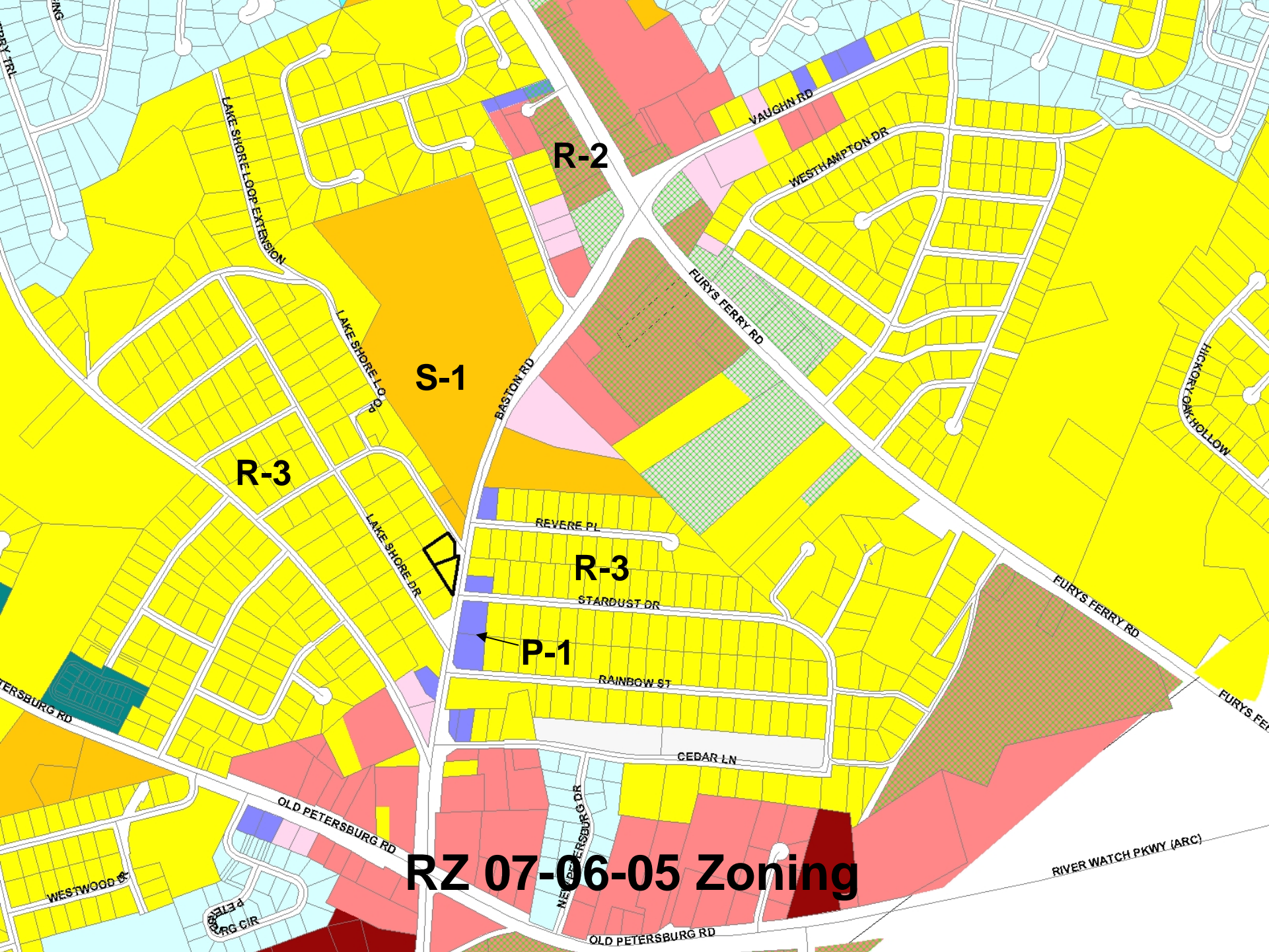
My Commission expires 3/4/11

Please return original notarized application with all documents, along with your \$535.00 application fee to:

Columbia County Planning and Development Division
P.O. Box 498

630 Ronald Reagan Drive
Evans, GA 30809

Date Received: 6/15/07
Public Hearing Date: 7/19/07
File # 07-07-05



RZ 07-06-05 Zoning



REZONING July 19, 2007

FILE: RZ 07-07-05

R-3 to C-2

100	
Property Information	
Tax ID	Tax Map 082A Parcels 110 and 110A
Location/address	301 Baston Road and 3618 Phillips Drive
Parcel Size	0.77 +/- acre
Current Zoning	R-3 (Single Family Residential)
Existing Land Use	Developed
Future Land Use	Office/Professional
Request	C-2 (General Commercial)
Commission District	District 2 (Mercer)
Recommendation	Disapprove

Summary and Recommendation

Larry Price, Jr., owner, and applicant, is requesting the rezoning of two parcels of land from R-3, single family residential zoning to C-2, general commercial zoning. The property is located at the intersection of Baston Road and Phillips Drive. The parcel adjacent to Baston Road appears to have been reduced in size, probably through some right-of-way acquisition when Baston Road was widened. This parcel currently has only a minor structure on it. The second parcel is located somewhat behind the other parcel and as a result has relatively little frontage on Baston Road. The petitioner has expressed the desire to use both properties for a "florist/garden shop."

Staff is not recommending approval of this rezoning request. We would first point out that a florist shop is a permitted use in other less intensive zoning districts. Likely the petitioner's intent is to have a business that includes outdoor display and outdoor storage, perhaps of things like mulch, top soil, fertilizers, etc. The outdoor storage or display would require the C-2 zoning district and would require a conditional use as well. Staff is of the opinion that the potential for such heavy commercial use would be inappropriate along Baston Road.

Staff would also point out that the applicant's stated intent to operate a florist/garden shop at this location would not restrict him to that single use. If the property were rezoned to C-2 the property could be used for any of the land uses listed within the C-2 zoning district. That list would include such things as adult entertainment, automobile sales and repairs, construction offices, hotels, motels, fast food restaurants, and several other uses.

The land use plan for the growth management plan specifically calls for professional office land uses along Baston Road, which would suggest that the P-1 zoning would be more appropriate than any commercial zoning. An examination of the current zoning map shows that C-2 zoning is located on



REZONING July 19, 2007

FILE: RZ 07-07-05

R-3 to C-2

the ends of Baston Road near Washington Road and Fury's Ferry Road. This zoning has been in existence for many years as a result of the commercial nature of Washington Road and Fury's Ferry. Baston Road has never been perceived to have that commercial nature.

It is also evident that a phasing down of zoning is occurring when moving away from the major intersections on either end. Considerable existing S-1 zoning for institutional uses has helped to transition away from commercial zoning. All recent rezonings along Baston Road have been for P-1 zoning in accordance with the growth management plan. The end result is that the mid portion of Baston Road, the area of this petition is predominantly S-1 or R-3 residential with some P-1 rezoning. There is no basis for commercial zoning, either based upon the guidelines of the comprehensive plan or from any previous rezonings to suggest that there is any merit to this rezoning request.

Interdepartmental Review

Node Analysis

Tier II nodes can contain retail, office/professional, civic, and dense residential land uses such as smaller multi-family developments and town homes. Generally Tier II nodes will have less acreage and less commercial square feet than Tier I nodes and are generally about 1 mile in diameter.

The GMP recommends 300,000-600,000 square feet of Commercial floor area in Tier II nodes.

Current Status

74% Residential
13% Commercial
3% Professional
10% Open Space & Institutional

256,250 sq. ft. of built Commercial floor area
408,923 sq. ft. of built & potential Commercial floor area (at 0.16 FAR)

Impact of Rezoning

74% Residential
13% Commercial
3% Professional
10% Open Space & Institutional

442,029 sq. ft. of built & potential Commercial floor area (at 0.16 FAR)

Housing Mix

GMP Goal

"Tier II nodes can contain... dense residential land uses such as smaller multi-family developments and town homes."

Current Status

646 s.f. units
0 m.f. units



REZONING July 19, 2007

FILE: RZ 07-07-05

R-3 to C-2

Impact of Rezoning

Rezoning the 0.76 acre lot currently zoned R-3 would eliminate up to 6 potential single-family units. The node already has a sufficient amount of single-family housing, therefore the proposed rezoning would not adversely affect the node's housing mix.

Balance of multi-family housing to commercial floor area

GMP Goal

1 m.f. unit per 1,000 square feet of Commercial floor area is an appropriate balance.

Current Status

0 m.f. units per 1,000 square feet of Commercial floor area.

Impact of Rezoning

An increase in commercial zoning would not enhance the balance of m.f. units to commercial floor area. Considering the amount of built commercial floor area, this node should have at least 250 multifamily units.

The Tier II node at Baston and Fury's Ferry has adequate commercial zoning to provide over 400,000 square feet of commercial development. Given the size of the market and the proximity of other Tier II nodes this amount of opportunity is adequate. There is considerable vacant commercial land within the node and even more potential for rezoning of more desirable properties if additional commercial development were needed in this node. If more commercial zoning were needed the location of this request would not be the location where staff would recommend more general commercial zoning.

Conditions

Engineering: The property is located in the Reed Creek drainage basin. Post-developed discharge must be less than pre-developed conditions through the 50-year storm. On-site storm water detention will be required.

1. If any changes are proposed to the current site configuration, a site plan must be submitted to and approved by the County Engineer. The plan, if required, must include:
 - All proposed improvements must conform to current county standards.
 - Storm water detention will be required unless site improvements result in no net increase in runoff.
 - Access to the property from SR948 (Baston Road) must be approved by GDOT.
 - If the property contains wetlands, a Jurisdictional Determination must be submitted to and approved by the United States Army Corps of Engineers.
 - If site improvements disturb more than one acre, the proper National Pollution Discharge Elimination System permit and associated fees must be submitted to the Georgia Environmental Protection Department and Columbia County 14 days prior to land disturbance.
2. If access to the property is granted along an existing county road, the owner will be responsible for repairing all damage caused by construction vehicles.

Construction and Maintenance: Engineering Department to permit ingress/egress.



REZONING July 19, 2007

FILE: RZ 07-07-05

R-3 to C-2

Comments

Water and Sewer: County water is available on a six and sixteen inch line in on Phillips Drive and Baston Road. County sewer is available on an eight inch line on both Phillips Drive and Baston Road. This project will not affect the capacity of existing water and sewer infrastructure.

Construction and Maintenance: This project will not affect the priority of planned road projects in the area.

Health Department: Should have county sewer.

Storm Water: Permanent drainage and utility easements are not required. There are no active projects in the area.

Sheriff: No comments received.

Green space: The property is not located in a targeted area for green space. There are no green space program lands in the area.

Criteria for Evaluation of Rezoning Request

Criteria Point	Comment
Whether the zoning proposal will permit a use that is suitable in view of the zoning and development of adjacent and nearby property.	The request is not consistent with surrounding zoning and use patterns. The existing land use is primarily institutional (school) or single family residential. More recent zoning and development has been offices in the P-1 zoning district.
Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.	The request would adversely affect the nearby neighborhood or properties. Insertion of C-2 zoning in the area would establish the precedent for other strip commercial zoning along Baston Road.
Whether the zoning proposal is compatible with the purpose and intent of the GMP.	The zoning proposal is not compatible with the purpose and intent of the GMP which calls for the frontage along Baston Road to provide professional office opportunity and not commercial zoning.
Whether there are substantial reasons why the property cannot or should not be used as currently zoned.	There is no reason why the property cannot continue to be used for residential purposes. P-1 type office development would be another opportunity.
Whether the proposal could cause excessive or burdensome use of public facilities or services.	The proposal would generate additional traffic along Baston Road. Otherwise it would not burden the infrastructure.